

**Planning and Zoning Commission Meeting Minutes
April 27, 2020**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, April 27, 2020, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present Chairman Chris Hamel, and Commissioners Gregory Counts, Lorraine Arney, Joshua Scott, and Janice Edgar. Commissioners Fred Dammeyer and Barbra Beam were absent.

STAFF MEMBERS present included Kenneth McCoy, Assistant City Attorney; Rodney Short, Deputy City Attorney, attended the meeting (outside of the meeting room) to assist anyone from the public who wanted to speak on an item or who may have questions regarding an item; Alyssa Linville, Assistant Director DCD; and Jessenia Juarez, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – January 27, 2020

February 24, 2020

April 13, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS –

1. **SUBD-29516-2020**: This is a request by Edais Engineering, Inc., on behalf of Riedel Construction Company, LLC, for approval of the preliminary plat for La Estancia Subdivision. This subdivision contains approximately 40 acres and is proposed to be divided into 179 residential lots, ranging in size from approximately 6,005 square feet to 12,785 square feet, for the property located at the southeast corner of S. Avenue 8 ½ E and E. 40th Street, Yuma, AZ.
2. **SUBD-29644-2020**: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yucca Land Company, LLC, for approval of the preliminary plat for the Desert Sands Subdivision Unit 2, proposed to be divided into 97 residential lots ranging in size from 5,095 square feet to 14,138 square feet. The property is located at the southwest corner of E. 44th Street and S. Avenue 7 ½ E, Yuma, AZ.

Motion by Counts, second by Arney, to APPROVE the Consent Calendar as amended with the deferral of the minutes from January 27, 2020 to a future meeting, and removing Case # ZONE-27421-2019 from Consent for further discussion. Motion carried unanimously (5-0, with 2 absent).

3. **ZONE-27421-2019**: This is a request by Core Engineering Group, on behalf of Susan Lee Bettaile Trust, to rezone 3.25 acres from the Agriculture (AG) District to General Commercial (B-2) District, for the property located at 7600 E. 32nd St., Yuma, Arizona.

Alyssa Linville, Assistant Director of DCD, summarized the staff report, recommending **APPROVAL**. **Linville** noted the applicant was not in favor of Condition # 5, and was asking for the timeframe to satisfy the Conditions of Approval be open-ended. **Linville** continued by stating that a mechanism for extending the timeframe was available in the form of a Statutory Compliance Hearing. This hearing could extend a deadline from two years to six years if that was how long it was going to take to meet the approval conditions.

QUESTIONS FOR STAFF

Hamel asked if the applicant had been advised of the Statutory Compliance Hearing process. **Linville** stated yes.

Edgar asked for clarification on the six-year mark Staff previously mentioned. **Linville** explained it was an example to show how the two years could be extended to a date in the future.

Hamel asked Staff to outline the steps available for extending the timeframe. **Linville** said Staff would notify the applicant of the pending expiration. The applicant would then advise if they would be able to complete the conditions within the time period. If the conditions were not completed, the property would have conditional zoning. Staff would then take the expired application to City Council for a Statutory Compliance Hearing, which would formally extend the timeframe for completing all conditions.

Edgar asked for clarification as to whether or not the commercial zoning had already been approved. **Linville** stated that the General Plan Amendment changing the land use designation to commercial had been approved earlier in the year, but this request before the Commission was for the rezoning of the property from Agriculture to General Commercial. The Planning and Zoning Commission makes a recommendation on the zoning application, and that recommendation is then forwarded to City Council for their consideration and a final determination.

Hamel questioned if the Commission was able to take action on this item. **Linville** stated the Commission could and either vote to amend Condition # 5, or leave it as written in the Staff Report.

APPLICANT / APPLICANT'S REPRESENTATIVE

Hamel stated Kevin Burge did not appear telephonically as expected.

PUBLIC COMMENT

None

Motion by Counts, second by Arney, to APPROVE Case Number ZONE-27421-2019, subject to the Conditions of Approval as listed in the Staff Report. Motion carried unanimously (5-0, with 2 absent).

PUBLIC HEARINGS – None

APPEAL HEARINGS - None

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 4:46 p.m.

Minutes approved this 11 day of May, 2020


Chairman